A DECLARATORY RESOLUTION confirming the designation of an "Economic Revitalization Area" under I.C. 6-1.1-12.1.

WHEREAS, Common Council has previously designated by

Declaratory Resolution the following described property as an

"Economic Revitalization Area" under Division 6, Article II,

Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,

of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

The West 402' of the South 452.55' of the North 772.55', NE 1/4, SE 1/4, Section 14, Township 31 North, Range 12 East, City of Fort Wayne, Indiana;

said property more commonly known as Oakbrook Office Park, Fort Wayne, Indiana;

WHEREAS, recommendations have been received from the Committee on Finance and the Department of Economic Development concerning said Resolution;

WHEREAS, notice of the adoption and substance of said Resolution has been published in accordance with I.C. 5-3-2 and a public hearing has been conducted on said Resolution;

WHEREAS, if said Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, the Fort Wayne Redevelopment Commission has adopted a Resolution approving the designation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, the Resolution previously designating the above described property an "Economic Revitalization Area" is confirmed in all respects.

SECTION 2. That, the above described property is hereby declared an "Economic Revitalization Area" pursuant to I.C. 6-

Page Two 1.1-12.1, said designation to begin on the effective date of this Resolution and continue for one (1) year. Said designation shall terminate at the end of that one (1) year period. SECTION 3. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor. Councilmember APPROVED AS TO FORM AND LEGALITY Bruce O./ Boxberger, City Attorney

seconded by, and by title and referred to the Committee	duly adopted.	read the second time
due legal notice, at the Council Chambe	Public Hearing	to be held after
Indiana, on, the, 19	_, at	o'clock .M.,E.
DATE:		
Read the third time in full an seconded by	d on motion by	DINEDY, CITY CLERK Junta Opted, placed on its
AYES NAYS	ABSTAINED	ABSENT TO-WIT:
TOTAL VOTES		
BRADBURY		
BURNS		
EISBART C		
GiaQUINTA		
HENRY		
REDD		
SCHMIDT		
STIER		
TALARICO		
DATE: /-/4-86	SANDRA E. KEN	F. Lennedy NEDY, CITY CLERK
Passed and adopted by the Commo	on Council of t	he City of Fort
Wayne, Indiana, as (ANNEXATION) (APPRO	OPRIATION) (G	ENERAL)
(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO	· 02-86
on the 14th day of	longary.	, 19 <u>76</u> ,
ATTEST:	(SEAL)	
Sandra E. Lennedy	Samuel	of Talaries
SANDRA E. KENNEDY, CITY CLERK		ICER
Presented by me to the Mayor of	the City of Fo	ort Wayne, Indiana.
on the 15th day of	anthous	. 1986
at the hour ofo'clo	1 41)	,E.S.T.
	Sandra	J. Lennedy
	SANDRA E. KENN	NEDY, CITY CLERK
Approved and signed by me this	17A day of	January.
19 16, at the hour of		.M.,E.S.T.
	WIN MOSES, JR.	MAYOR
	on.	,

APPLICATION FOR DESIGNATION AS AN ECONOMIC REVITALIZATION AREA -REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1.	Applicant Michael C. Dahm
2.	Owner(s) Oakbrook Associates
3.	Address of Owner(s) 1910 Fort Wayne National Bank Bldg.
	Fort Wayne, Indiana 46802
4.	Telephone Number of Owner(s): (219) 423-4311
5.	Relationship of Applicant to Owner(s) if any Partner
6.	Address of Applicant 1910 Fort Wayne National Bank Bldg.
	Fort Wayne, Indiana 46802
7.	Telephone number of Applicant: (219) 423-4311
8.	Address of Property Seeking
0.	Address of Property Seeking Designation Oakbrook Office Par
9.	Logal Description C.D.
	Legal Description of Property Proposed for Designation (may be attached) The West 402' of the South 452.55' of
	the North 772.55', NE 1/4, SE 1/4, Section 14, Township 31
	North, Range 12 East, City of Fort Wayne, Indiana.
.0.	Township Washington
1.	Taxing District Fort Wayne-Washington 80

12.	Current Zoning B-1-A, Limited Business			
13.	Variance Granted (if any) None			
14.	Current Use of Property			
	a. How is property presently used? Vacant			
	b. What Structure(s) (if any) are on the property?			
	b. What is the condition of this structure/these structurN/A			
15.	Current Assessed Value of Real Estate			
	a. Land \$15,300 Office Park Feature: \$3,400			
	b. Improvements None			
16.	Amount of Total Property Taxes Owed During the Immediate Past Year			
	\$1,457.56			
17.	Estate Estate			
	A spec office/service building containing			
	30,000 s.f., first class space suitable for office/service use.			
18.	Development Time Frame			
	a. When will physical aspects of development or rehabilitation begin?			
	Dagger April 15, 1986			
	b. When is completion expected? December, 1986			
19.	Cost of Project (not including land costs) \$102000000			

20.	Permanent Jobs Resulting from Completed Project
	a. How many permanent jobs will be employed at or in connection with the project after it is completed? 25
	b. What is the nature of those jobs? High tech/office and service
	c. Anticipated time frame for reaching employment level stated above? 12 months
	Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None
2.	Undesirability for Normal Development What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? Construction site is located within the limits of Fort Wayne, a community that has experienced extreme economic hardship due to unemployment, and loss of jobs.

	How will the proposed designation further the economic
	development objectives of the City of Fort Wayne?
	There is a demand of first class office space and there is no
	inventory of existing space available in the suburban area. This building will attract local and regional prospects to the area and will help fill a definite need for new jobs
b	strument Number of Commitments or Convenants Enforceably the City of Fort Wayne or Allen County (if any). rovide brief description of same, or a copy thereof.
Z	oning Restrictions
V	ill this project require a rezoning, variance, or
a	pproval before construction is initiated?
Y	esNo_X
F	inancing on Project
W	hat is the status of financing connected with this
D.	roject? We have a preliminary commitment for financing.
_	

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Public Hearing:

Approved or Denied?

Date in Movember 11, 1985

November 11, 1985

Date in Department of Economic Development:

Date Application Received:

Date of Public Hearing:

Approved or Denied?

Date:

Allocation Area:



The City of Fort Wayne

December 26, 1985

Ms. Trudy Sterling
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on the date of December 30, 1985, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council of Fort Wayne, IN

Bill No. R-85-12-35 and R-85-12-36 Declaratory Resolution

Bill No. R-85-12-37 and R-85-12-38 Declaratory Resolution

Bill No. R-85-12-39 and R-85-12-40 Declaratory Resolution

Bill No. R-85-12-49 and R-85-12-50 Declaratory Resolution

Please send us 4 copies of the Püblisher's Affidavit from both newspapers.

Thank you.

Sincerely yours, I foundly

Sandra E. Kennedy

City Clerk

SEK/ne ENCL: 4

(humana) 2

NOTICE OF PUBLIC HEARING FORT WAYNE COMMON COUNCIL

(RESOLUTIONS NO. R-85-12-37 AND R-85-12-38
Notice is hereby given that the Common Council of the City
of Fort Wayne, Indiana, approved a Resolution on 12-23-85
date
designating property atMichael C. Dahm, Oakbrook Associates,
Oakbrook Office Park.
an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.
Common Council will conduct a public hearing on whether
the above described resolution should be confirmed, modified and
confirmed or rescinded on Tuesday, January 14, 1986, at 7:00 o'clock
date, time & place P.M., Common Council Conference Room 128, City-County Bldg. One Main
Street, Fort Wayne, IN
f confirmed, said designation shall continue for one (1) year after
confirmation.
All interested persons are invited to attend and be heard
t the public hearing.
Sandra & Ferenedy

Sandra E. Kennedy City Clerk

PUBLISHER'S CLAIM LINE COUNT Display Mater (Mean and exceed two arteal lines, swither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines Head number of lines Body number of lines Total number of lines Total number of lines Total number of lines 23 COMPUTION OF CHARGES 23 lines, 1 columns wide equals 23 equivalent lines at .300¢ § 6.90 cents per line Additional charge for notices containing rule or tabular work (50 per cent of above amount) Clarge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra 1.00 TOTAL AMOUNT OF CLAIM DATA FOR COMPUTING COST Width of single column 125 piece Number of inertions 1 Size of quad upon which type is cast 6 Pursuant to the provision and penalties of Ch. 89. Acts 1967. Thereby certify that the foregoing account is just and correct, that the amount chained is legally due, after allowing all just credits, and that no part of the same has been part. But DEC. 30 19 85 Total CLERK JOURNALGANGER JOURNALGANGE	Fort Wayne Common (Governmental Unit) Allen		To JOURNAL-GAZETTE Dr. P.O. BOX 100 FORT WAYNE, INDIANA	
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NOTICE OF PUBLIC HEARING FORT WAYNE COULTIONS NO. R-85-12-37 AND R-85-12-38) shice is hereby given that the Common Council of city of Fort Wayne, Indiana, approved a Resolution 12-23-85, designating property at Michael C. To Rokbrook Associates, Oakbrook Office Park common Revitalization Area. A description of the ted area can be inspected in the County ssor's Office. The English language in the city town of FORT WAYNE, INDIANA The English language in the city town of FORT WAYNE, INDIANA In the English language in the city town of Tournel Confirmation. The Main Street, Fort Wayne, In. Confirmed, said designation shall continue for one year after confirmation. Interested persons are invited to attend and be red at the public hearing. Sandra E. Kennedy City Clerk Subscribed and sworn to me before this Tournel Tournel Tournel Tournel T			who, being duly sworn, says	
in the English language in the city of the Borne Room 12-38 and country aforesaid, and that the printed matter attached hereto is a true common Council will conduct a public hearing on the the above described resolution should be immed. Confirmed, modified and confirmed or rescinded on side y, lanuary 14, 1986, at 7:00 o'clock P.M., mono Council Conference Room 128, City-County, One Main Street, Fort Wayne, IN. confirmed, asid designation shall continue for one year after confirmation. Interested persons are invited to attend and be dearing. Sandra E. Kennedy City Clerk Subscribed and sworn to me before this and the printed matter attached and sworn to me before this and the printed matter attached hereto is a follows: 12/30/85	NOTICE OF PUBLIC HEARING	that he / she to minimum		
22-23-85, designating property at Michael C. n. Oakbrook Associates, Oakbrook Office Park Connome Revitalization Area. A description of the cled area can be inspected in the County sesor's Office. mmon Council will conduct a public hearing on their the above described resolution should be irmed, modified and confirmed or rescinded on sday, January 14, 1986, at 7:00 o'clock P.M., One Main Street, Fort Wayne, IN. Confirmed, said designation shall continue for one year after confirmation. Interested persons are invited to attend and be deal the public hearing. Sandra E. Kennedy City Clerk Subscribed and sworn to me before this Subscribed and sworn to me before this Subscribed and sworn to me before this Torred, modified and confirmed or rescinded on the time and country aforesaid, and that the printed matter attached hereto is a true company of the country of	COMMON COUNCIL			
town of town to	2-23-85, designating property at Michael C.			
which was duly published in said paper for one time the dates of publication be also one to the dates of publication be also one to the dates of publication be as follows: which was duly published in said paper for one time the dates of publication be as follows: as follows: 12/30/85 Sandra E. Kennedy City Clerk Subscribed and sworn to me before this one time the dates of publication be as follows: 2/30/85	conomic Revitalization Alea. A cost place County town of			
Sandra E. Kennedy City Clerk Solution Sandra E. Kennedy City Clerk Subscribed and sworn to me before this Subscribed and sworn to me	ther the above described resolution should be irrned, modified and confirmed or rescinded on iday, January 14, 1986, at 7:00 c'clock P.M.			
Sandra E. Kennedy City Clerk Solution Sandra E. Kennedy City Clerk Subscribed and sworn to me before this Subscribed and sworn to me	imon Council Conference Room 128, City-County ,, One Main Street, Fort Wayne, IN. confirmed, said designation shall continue for one		A A	
Subscribed and sworn to me before this 30th December 19 85	rd at the public hearing.		11/1/10/10	
Subscribed and sworn to me before this 30th December 19 85	Sandra E. Kennedy City Clerk		Drusilla Roose	
Anne M. Perkins Notary Public		Subscribed and sworn to me before this 30th	May of December 19 85	
		Anne M. Perki	ins Notary Public	

My commission expires

Form Prescribed by State Board of Accour	nts	General Form No. 99P (Rev. 19	
Fort Wayne Commo	on Council	ro NEW-SENTINEL D	
(Governmental Unit) Allen		P.O. BOX 100	
ATTEIL	County, IN	FORT WAYNE, INDIANA	
	PUBLISHER'S CLAIM		
LINE COUNT			
Display Matter (Must no	ot exceed two actual lines, neither of which shall total more than four solid nich the body of the advertisement is set) - number of equivalent lines	lines	
Head number of	lines	4	
Body number of l	lines	17	
Tail number of li	nes	2	
Total number	r of lines in notice	23	
COMPUTION OF CHARGES			
23 lines, cents per l	1columns wide equals23equivalent lines at	.300¢ \$ 6.90	
Additional charge for n	otices containing rule or tabular work (50 per cent of above amount)		
Charge for extra proofs	of publication (50 cents for each proof in excess of two) 2 extr	1.00	
TOTAL AMO	OUNT OF CLAIM	37.90	
DATA FOR COMPUTING COST			
Width of single column 1	2.5 picas Size of type	point	
Number of insertions	Size of quad upon which type is	cast6	
Pursuant to the provision and penalties of (Ch. 89., Acts 1967.		
hereby certify that the foregoing account in been paid.	is just and correct, that the amount claimed is legally due, after allowing al	l just credits, and that no part of the same	
	the state of the s	Drusilla Ross	
DateDec3.0, 198.5.	ті	tleCLERK	
FORM #903	PUBLISHER'S AFFIDA	VIT	
	State of Indiana ALLEN County SS:		
	Personally appeared before me, a notary public i	n and for said county and state, the	
	undersigned Drusilla Roose	who, being duly sworn, says	
	that he/she isCLERK	of the	
NOTICE OF PUBLIC HEARING	NEWS-SENTINEL		
FORT WAYNE COMMON COUNCIL LUTIONS NO. R-85-12-37 AND R-85-12-38)	a DAILY net	wspaper of general circulation printed and published	
of Fort Wayne, Indiana, approved a Resolution of Fort Wayne, Indiana, approved a Resolution in the English language in the city Oakbrook Associates, Oakbrook Office Park town of FORT WAYNE, INDIANA			
nomic Revitalization Area. A description of the darea can be inspected in the County or's Office. The council will conduct a public hearing on the council will be conducted to the conducte	in state and county aforesaid, and that the printed	matter attached hereto is a true copy,	
mon Council will conduct a public hearing on r the above described resolution should be ed, modified and confirmed or rescinded on y, January 14, 1986, at 7:00 o'clock P.M., on Council Conference Room 128, City-County one Main Street, Fort Wayne, IN. firmed, said designation shall continue for one are after confirmed in a	which was duly published in said paper forOne time	the dates of publication being	
	as follows: 12/30/85	Marie Committee of the	
terested persons are invited to attend and be t the public hearing. Sandra E. Kennedy City Clerk	12/30/85	Drusilla Rosse	
City Clerk	h	musica lasse	

7197

A .7		
Admn.	Appr	

DIGEST SHEET

Declaratory Resolution 9 3 12 28
DEPARTMENT REQUESTING ORDINANCE Economic Development
SYNOPSIS OF ORDINANCE A DECLARATORY RESOLUTION confirming the designa-
tion of an "Economic Revitalization Area" under I.C. 6-1.1-12.1.
(Michael C. Dahm, Oakbrook Associates; Oakbrook Office Park)
Construction of a spec office/service building containing EFFECT OF PASSAGE 30,000 s.f., first class space suitable for office/space use will utilize property that is presently vacant. There is a demand of first class office space and there is no inventory of existing space available in the suburban area. This building will attract local and regional prospects to the area and will help fill a definite need for new jobs.
EFFECT OF NON-PASSAGE Opposite of the above.
MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$1,200,000.00
ASSIGNED TO COMMITTEE (PRESIDENT)

REPORT	OF THE COMMITTEE ON	FINANCE	
WE, YOUR COMMITTEE ON	FINANCE	то	WHOM WAS
REFERRED AN (WHINAMA)	(RESOLUTION) A		
confirming the de	signation of an "Economi	c Revitalization Area" un	der
I.C. 6-1.2-12.1			
HAVE HAD SAID (ORDINANG LEAVE TO REPORT BACK TO (RESOLUTION)			
YES		NO	
market	MADY E Cicoury		
Mule gust	MARK E. GiaQUINTA — CHAIRMAN		
San S. See	CHARLES B. REDD VICE CHAIRMAN		
Sulla Bern	PAUL M. BURNS		
Da. 1 U.D. 11			
anit I Bradbur	JANET G. BRADBURY		
yen	JAMES S. STIER		
CONCURRED IN 1-14-16		SANDRA E. KENNEDY	